

## **8 DCSW2006/3763/F - RETROSPECTIVE PLANNING FOR TOILET AND SHOWER BLOCK BUILT IN EXISTING STEEL FRAME BUILDING, BYECROSS FARM, MOCCAS, HEREFORD, HEREFORDSHIRE, HR2 9LJ.**

**For: Mr. A. Fenn, Byecross Farm, Moccas, Hereford, HR2 9LJ.**

**Date Received: 29th November, 2006    Ward: Golden Valley    Grid Ref: 37674, 42554  
North**

**Expiry Date: 24th January, 2007**

Local Member:    Councillor N.J.J. Davies

### **1. Site Description and Proposal**

1.1 Byecross Farm is located on the northern side of the Class III road (C1191) that links Moccas to the west and the northern fringes of Preston-on-Wye, to the east. Byecross constitutes a small group of dwellings either side of the C1191 road. Byecross Farm is in close proximity to the River Wye.

1.2 The proposal is for the retention of a toilet and shower block building erected within a modern steel framed building. The building within a building is 1.8 metres deep and has a 3.6 metres frontage. There is one shower tiled floor cubicle between one toilet either side of it. The shower/toilet block is on the western side of the modern farm building. The building has been provided for the needs of campers whom visit Byecross Farm via the River Wye, using canoes, or by motor vehicle.

### **2. Policies**

#### **2.1 Planning Policy Statement**

PPS.7                    -            Sustainable Development in Rural Areas

#### **2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy S.8            -            Recreation, Sport and Tourism  
Policy DR.2        -            Land Use and Activity  
Policy LA.2        -            Landscape Character and Areas Least Resilient to Change  
Policy RST.8       -            Waterway Corridors and Open Water Areas  
Policy RST.13     -            Rural and Farm Tourism Development

### **3. Planning History**

3.1	NW2001/2137/F	Erection of polytunnel	-	Approved 02.10.01
	DCSW2005/2867/S	Secure agricultural building for trailers	-	Determined 20.09.05
	DCSW2006/3750/U	Use of field as a camp site	-	Certificate of Lawfulness granted 25.01.06

#### 4. Consultation Summary

##### Statutory Consultations

4.1 The Environment Agency has no comments.

##### Internal Council Advice

4.2 Transportation Manager has no observations.

4.3 The Environmental Health & Trading Standards Manager has no observations.

#### 5. Representations

5.1 In a letter that accompanied the application, the applicant states:

- been a camp site at the farm since the 1970s
- popular with canoeists, as roughly half way between hiring point at Hay and the final destination of Hereford
- in a way the canoeists created the camp site not vice versa
- evident needed facilities, particularly toilets, often had queue at our back door. If not in, needed to clear up orchard
- toilet and shower block built from concrete blocks with tiled floors and rendered walls. Extraction fans and lights also. Waste water connected to existing septic tank and has worked fine.

5.2 In a subsequent letter received from the applicant in response to objections received to this application, it is stated that:

“Environment Agency for Wales keen to improve access on and off the river. Toilet soakaway worked great last year. Percolation test carried out with excellent results.”

5.3 The Parish Council make the following observations:

“Please see supporting comments attached from Councillor Rawstone on behalf of Wyese Group PC. Original planning passed for agricultural building for housing machinery - no mention of toilet block/shower units:

Application applied for after work carried out. Need to be satisfied drainage facilities work, i.e. no pollution of river, fields and or riverbank.

Complaints about canoeists and campers returning from local pub resulting in litter and removal of things from gardens.

Support camp site in principle if controls are in place.”

5.4 14 letters of representation have been received, 9 letters were in support of the application, the following main points are made:

- opposed to any extension of facilities
- toilet block built before agricultural building, an abuse of benefits given to agricultural businesses

- totally insufficient for numbers, can be as many as 200 per night
- do not want to see a more commercial camp site
- concerns soakaways closer to the river
- toilets good idea, stops our riverbank, farm buildings, neighbouring land being used otherwise
- need hygienic facilities, makes site better for campers and local residents alike
- supports local businesses, including The Yew Tree public house, probably would have closed otherwise given small population.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officer's Appraisal**

- 6.1 The main issues relate to the principle of erecting a toilet/shower block on this farm, including the pollution of the environment.
- 6.2 The camp site, which this toilet and shower block serves, was one that did not have the benefit of planning permission. This has been recently remedied by approval of a Certificate of Lawfulness for the camp site at Byecross Farm. It is evident from the number of letters received in connection with the application, including those received from correspondents not supporting the application, that facilities were lacking and that previously campers had used farm buildings and parts of the riverbank. The proposal will allow for the proper management of campers at Byecross Farm than previously.
- 6.3 Neither the Environment Agency or the Environmental Health and Trading Standards Manager object to the proposal, notwithstanding the relative proximity of the camp site and toilet and shower facilities to the River Wye. Therefore, it is considered that the proposal could not be reasonably refused for reasons of pollution.
- 6.4 The proposal is one that satisfies the requirements of providing facilities for tourists such as this well established camp site. This policy aspect is set out in Government advice in PPS.7: Sustainable Development in Rural Areas and is endorsed in Policies RST.8 and RST.13 in the Herefordshire Unitary Development Plan (Revised Deposit Draft). The building is within the footprint of a modern farm building, it is not a conspicuous stand alone building in what is a sensitive location on the fringes of the River Wye.
- 6.5 The proposal can be supported as it provides a needed tourist facility that will not detract from the amenity of the landscape, and it will more effectively result in the management of the site than previously as regards toilet facilities.

## **RECOMMENDATION**

**That planning permission be granted.**

### **Informative(s):**

- 1. N19 - Avoidance of doubt**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

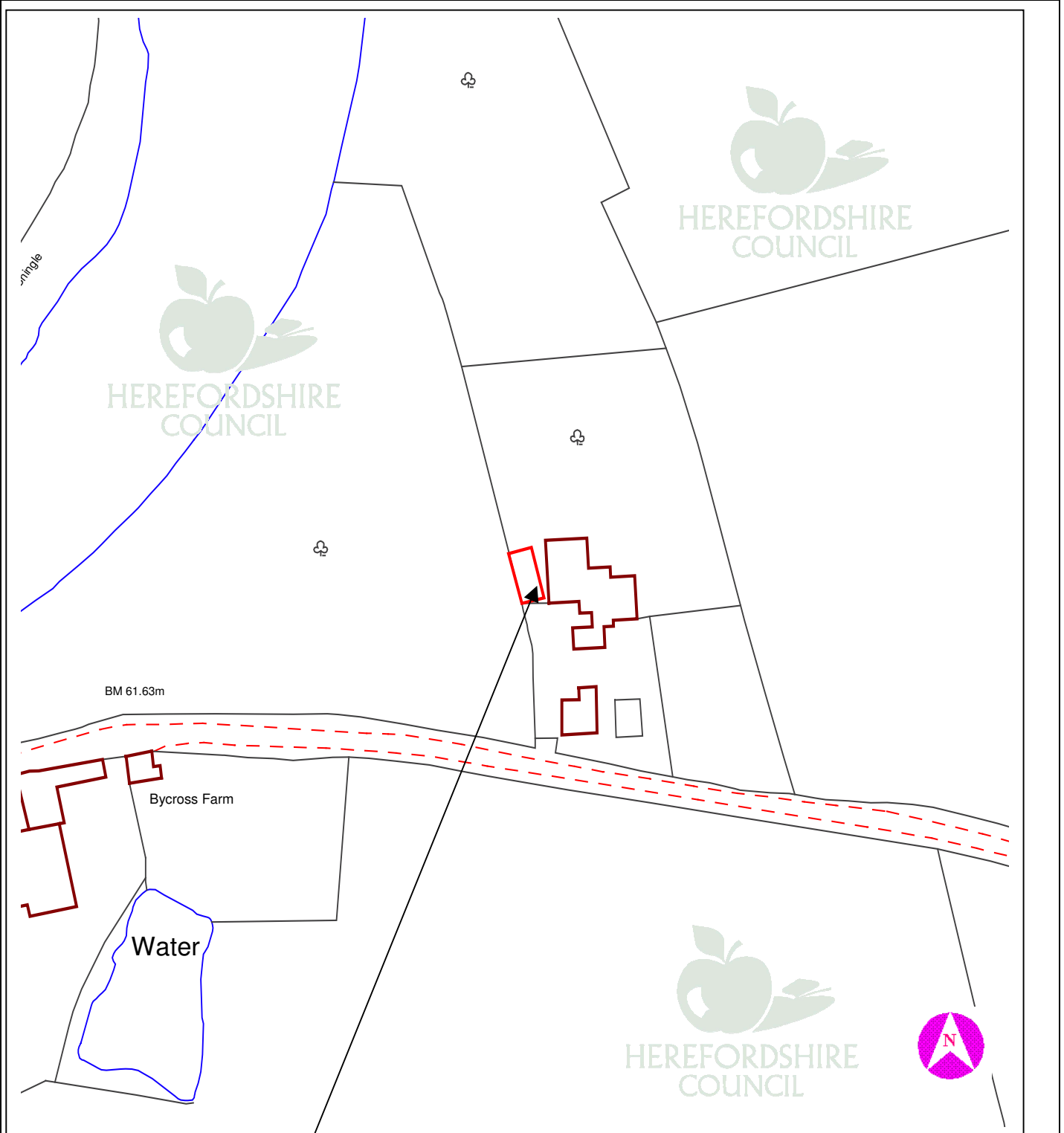
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2006/3763/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Byecross Farm, Moccas, Hereford, Herefordshire, HR2 9LJ

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